

# DIY INSTALLATION VS TURNKEY MODULAR DELIVERY: WHAT'S THE DIFFERENCE, AND WHICH SUITS YOUR OPERATION?

Compare DIY installation vs turnkey modular delivery for worker accommodation. Learn what's included, what's not, and what suits your operation.

Published: August 18, 2025

## DIY Installation vs Turnkey Modular Delivery

When you're setting up worker accommodation on a farm, station, or remote site, one of the first choices you'll face is how much of the setup you want to handle yourself—and how much you'd rather hand off.

We often hear:

**"What's the difference between DIY installation and turnkey modular delivery? What do I need to sort out myself, and what's typically included?"**

Here's what to expect from both options, and how to choose the right fit for your operation.

## DIY Installation vs Turnkey Modular Delivery

DIY installation means the unit is delivered to your site—either by you collecting it from the manufacturer or through arranged delivery. From that point on, it's your responsibility.

That includes:

- Preparing the base—usually using steel stumps, concrete blocks or similar footings.
- Coordinating the crane or lift to get the unit into position.
- Making sure it's properly secured and levelled.
- Handling all service connections: power, water, sewer, stormwater, and gas.
- Installing any steps, skirting, or ramps if needed.

It's a good fit for those with the time, tools, and trade contacts to manage the process. Some farming station owners prefer this approach if they've already got a reliable team on the ground. If you're managing your own delivery, it's worth understanding [oversize transport access](#) requirements beforehand.



## Turnkey Delivery: We Handle It (Mostly)

Turnkey modular delivery usually means the unit is delivered and installed on-site by the supplier.

At a general level, this includes:

- Delivery and placement
- Installation of the footings
- Securing and levelling
- Skirting or baseboards
- Basic access—steps or ramps

But it's important to note that turnkey doesn't always include the full list of service connections. Power, water, and waste services are often still the responsibility of the property owner or need to be coordinated separately.

Some suppliers do offer more comprehensive packages that include these services, but it's rarely automatic. Be clear about what's included from the outset, and what isn't. You can also get a better idea of [what to expect during the delivery and installation process](#) by reviewing supplier guidelines.

## Here's What It Comes Down To

Feature	DIY Installation	Turnkey Modular Delivery
<b>Transport To Site</b>	Optional (you can arrange)	Included
<b>Placement On Site</b>	You coordinate crane/lift	Handled by supplier
<b>Foundation Prep (Concrete/Stumps)</b>	You arrange non-slab footings	Included
<b>Service Connections (Water, Power)</b>	You arrange trades	Often not included
<b>Skirts, Steps, Ramps</b>	You install	Often not included
<b>Time &amp; Hassle</b>	More for you to manage	Less hands-on, quicker turnaround

## What We're Seeing in the Field

We work with station owners, growers, civil contractors, and remote asset managers across regional Australia.

Some have the capacity to manage the setup themselves. Others are time-poor or focused on keeping operations running—and prefer the smoother handover of a managed install.

Here's what we hear from both sides:

**"We've got our own crew, so DIY suits us fine—we save time and dollars."**

**"We're flat out running the operation. We just want the unit in, secured, and ready without chasing tradies."**

Another important consideration is warranty—and this can change depending on how much of the installation you manage yourself. For Aruva, when the full installation is handled under a turnkey setup—footings, placement, levelling and lock-up—a comprehensive 7 + 1 year warranty applies. That's long-term peace of mind, backed by a clear process and supported by a team that stands behind every job.

But if you're taking the DIY route—organising footing install or final placement independently—a limited one-year warranty applies. It's a fair reflection of the split in responsibility, and it's worth weighing up when you're deciding which route to take.

The upside? You get to choose. Whether you want complete control, or want to hand off the logistics and know it's done right—there's a pathway that delivers. Either way, you're not just setting up a unit.

**YOU'RE SECURING THE INFRASTRUCTURE THAT KEEPS YOUR PEOPLE WORKING, YOUR LAND PRODUCTIVE, AND YOUR OPERATION MOVING FORWARD.**

## What's Usually Not Included

Regardless of which option you go with, it's common for certain tasks to fall outside standard modular delivery:

- Trenching or service line installation
- Electrical upgrades or switchboard changes
- Septic systems or onsite wastewater—check with your local authority
- Retaining walls, fencing, or landscaping
- Planning and permit approvals

Even with a full-service supplier, these areas usually require coordination with local trades or council.

## Getting the Right Fit for Your Operation

Worker accommodation isn't just about placing a unit—it's about reliability, long-term return, and minimising downtime.

Australian owners who are smart about their investment in their land or workers look for straightforward solutions that match their project needs—whether that means doing more themselves or choosing a streamlined setup.

Some prefer DIY for flexibility. Others go turnkey to reduce time on site. Neither is right or wrong—it just depends on what works for your situation.

At the end of the day, **it's all about A Good Night's Sleep**—for you, your team, and the workers you're supporting.



## RELATED READS YOU MAY FIND VALUABLE:



### [What is a Tempering Valve? A Simple Guide for Australian Farm and Property Owners](#)

Learn what a tempering valve does, why it's required in Australia, and how it protects your workers and your property investment.



### [Tradie Pay Rates Are Soaring — But There's a Smarter Way to Get the Job Done](#)

There's plenty of discussion around tradie pay rates. Here's how focusing on efficiency through modular worker accommodation keeps projects on track — and everyone wins.



**SCAN THIS CODE TO EXPLORE OUR DESIGNS**